

GARY D. JOSEPHSON #5299
Assistant Attorney General
SEAN D. REYES #7969
Attorney General
Attorneys for Utah Insurance Department
160 East 300 South, Fifth Floor
PO Box 140874
Salt Lake City, UT 84114
Telephone: 801-366-0375
Facsimile: 801-366-0378

**BEFORE THE INSURANCE COMMISSIONER
OF THE STATE OF UTAH**

UTAH INSURANCE DEPARTMENT, Complainant, v. TRUE CONCEPT TITLE, INC. 28100 US 19 North #300 Clearwater, FL 33761 Attn: Ian Gorman Utah License No. 366050 Respondent.	STIPULATION AND ORDER Docket No. 2015-066 PC Enf. Case No. 3625 Judge Mark E. Kleinfield Administrative Law Judge
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STIPULATION

The Utah Insurance Department ("Department"), by and through its legal counsel, and True Concept Title, Inc. ("Respondent"), hereby stipulate and agree as follows:

1. Respondent is an active resident title insurance agency authorized to do business in the State of Utah under License No. 366050. Respondent's business address is 28100 US 19 North, #300, Clearwater, FL 33761.
2. The Department has jurisdiction over the parties and subject matter of this administrative action.
3. Respondent acknowledges notice of agency action pursuant to Utah Code Section

63G-4-210; acknowledges that this Stipulation and Order is an informal proceeding pursuant to Utah Code Section 63G-4-202; and irrevocably waives the right to any hearing, review or appeal concerning this matter.

4. Respondent has the right to be represented by legal counsel and waives this right by either having sought the advice of legal counsel or by having voluntarily chosen not to do so.

5. This signed Stipulation and the signed Order, along with any Findings of Fact and Conclusions of Law, shall not be subject to any reconsideration, renegotiation, modification, hearing or agency review or appeal.

6. The Findings of Fact and Conclusions of Law presented below are accepted by the parties.


7. The issuance of the signed and adopted Order proposed below is solely for the purpose of disposing of the specific matter entitled herein.

8. The only promises, agreements and understandings that the parties have regarding this matter are contained in this Stipulation.

9. Respondent enters into this Stipulation voluntarily, knowingly, and free from any coercion of any kind.

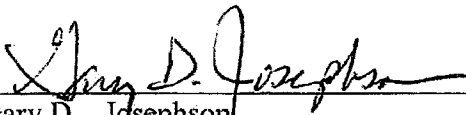
10. The persons signing this Stipulation on behalf of the named parties hereby affirm that they are authorized to sign and bind the parties.

Dated this 6 day of July, 2015



Ian Gorman, Chief Operating Officer
TRUE CONCEPT TITLE, INC.

Dated this 10th day of July, 2015



Gary D. Josephson
Assistant Attorney General
UTAH INSURANCE DEPARTMENT

Based upon the foregoing Stipulation and Department file, the Presiding Officer makes the following Findings of Fact:

FINDINGS OF FACT

1. On November 6, 2014, the Department compiled a list of all title agencies that did not have rates filed with the Department. A review of SIRCON licensing and the Department files disclosed that Respondent was first licensed in the State of Utah on December 13, 2010, but had never filed proposed escrow rates.
2. On November 12, 2014, the Department sent a letter to Respondent notifying it of the failure to file rates as required by Utah insurance law, and requested a list of all closings conducted by Respondent between the dates of December 13, 2010 and November 12, 2014.
3. On November 24, 2014, Respondent provided a list indicating that 254 closings were conducted by Respondent between December 13, 2010 and November 12, 2014.
4. On March 23, 2015, the Department requested a list of all title business conducted in Utah by Alfred Lucas Newman, Respondent's qualifying individual. The letter also requested clarification as to why all HUD-1s and commitments listed the place of settlement as Clearwater Florida.
5. On March 27, 2015, Respondent responded that Mr. Newman had conducted 83

escrow closings and signed 164 commitments on behalf of the insurer as qualifier during the times its rates were not filed with the Department;, but when Respondent was asked to produce a random sampling of HUD-1s and commitments with Mr. Newman's signature, none could be found. Respondent had utilized Mr. Newman's electronic signature to sign 164 commitments on behalf of the insurer without Mr. Newman conducting the examination.

6. Respondent conducted the aforementioned 83 closings and signed 164 commitments on behalf of the insurer utilizing a non-licensed entity and a non-licensed producer in Utah.

7. On April 1, 2015, Respondent informed the Department that the agency had corrected its software to list the place of settlement as Utah for all HUD-1s and commitments for property located in Utah.

8. Also, on December 31, 2014 Respondent's Utah agency lapsed and was not reinstated until January 8, 2015. Respondent stated that two (2) closings were conducted during the period that Respondent's license was lapsed.

9. Respondent was cooperative during this investigation and took responsibility for the violations and correcting the issues. On June 17, 2015, Respondent emailed the Department with an outline of how the agency would run the Utah business going forward.

10. On June 15, 2015, Mr. Gorman, Respondent's authorized representative, accepted the recommended penalty set forth below.

Based upon the foregoing Stipulation and Findings of Fact, the Presiding Officer enters the following Conclusions of Law:

CONCLUSIONS OF LAW

1. Utah Code Section 31A-19a-209 requires every title agency doing business in Utah to file a schedule of escrow charges, and any changes thereto, with the Commissioner.

Respondent was in violation of this provision for the period of December 13, 2010 through November 12, 2014 by conducting business without having filed escrow rates with the Commissioner.

2. Utah Code Section 31A-23a-103(1) requires an agency to be licensed to conduct title business in the state, and any producer it utilizes must also be licensed and designated to it. In violation of this section, Respondent allowed its license to lapse and conducted two closings during the lapsed period and conducted 83 closings and signed 164 commitments on behalf of the insurer utilizing an unlicensed agency and unlicensed producer.

3. Utah Code Section 31A-23a-302 requires an agency do designate an individual to it for that individual to conduct business of the agency's behalf. In violation of this section, Respondent allowed a qualifying individual to conduct business of its behalf while that individual was unlicensed and un-designated.

4. An Administrative forfeiture of \$7,500.00 and probation for a period of 24 months is appropriate under the circumstances.

Based on the Findings of Fact and Conclusions of Law, the Presiding Officer enters the following Order:

ORDER

IT IS HEREBY ORDERED:

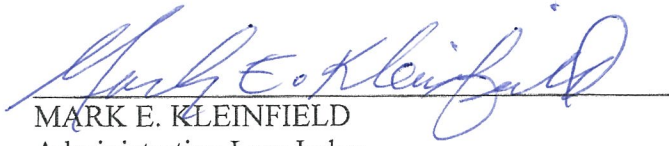
1. Respondent shall pay an administrative forfeiture in the amount of \$7,500.00 to the

Department in three equal (3) monthly installments, with the first payment of \$2,500.00 to be made on or before August 20, 2015, with the subsequent payments due September 20, 2015 and October 20, 2015.

2. Respondent shall be placed on probation for 24 months. The conditions or probation are (a) that no further violations of Utah law or Department rule will occur; and (b) that Respondent shall provide a quarterly report from its Utah "Qualifying Licensee" listing all title related business conducted by Respondent in Utah, including marketing, searches, commitments signed on behalf of the insurer and escrow closings. The first report shall be due 90 days from the date of this Order, and thereafter.

DATED this 10th day of JULY, 2015.

TODD E. KISER
Insurance Commissioner


MARK E. KLEINFELD
Administrative Law Judge
Utah Insurance Department

COMMISSION'S CONCURRENCE WITH ORDER

By a vote of _____ to _____, taken in open meeting on this date, the Title and Escrow Commission hereby concurs with the order of the presiding officer in this administrative matter.

DATED this _____ day of _____, 2015.

JEFFERY D. WIENER, Chairman
Title and Escrow Commission

NOTIFICATION TO RESPONDENT

You are hereby notified that a failure to obey an Order of the Commissioner may subject you to further penalties, including forfeitures of up to \$5,000 per violation and the suspension or revocation of your license and the filing of an action in district court, which may impose forfeitures of up to \$10,000 per day for continued violation.

You are further notified that other jurisdictions in which you may be licensed may require that you report this action to them.

CERTIFICATE OF MAILING

The undersigned hereby certifies that on this date, a true and correct copy of the foregoing
STIPULATION AND ORDER was mailed, postage prepaid, to the following:

DATED this _____ day of _____, 2015.

**TRUE CONCEPT TITLE AGENCY, INC.
IAN GORMAN
28100 US 19 NORTH #300
CLEARWATER, FL 33761**

LINDA HARDY
UTAH INSURANCE DEPARTMENT
STATE OFFICE BUILDING, ROOM 3110
SALT LAKE CITY, UT 84114-6901